

City of Alexandria Development Fact Sheet

101 Duke Street (Solo Garage) DSUP 2021-10012



South Union Street rendering



Rear elevation rendering



Site plan

Project Description

The City has received an application to replace the existing Solo parking garage with six four-story townhouses with attached two-car parking garages. The townhouses will be constructed in two building masses with three townhouses per building. Access to the parking will be from the private north-south alley behind the property. Open space for the residents will be provided on a patio above the garages and on the roof. The applicant will contribute funds or in-kind work for a project(s) associated with the Waterfront Plan.

Public Meetings

January 21, March 2 and May 19, 2021: Project concept reviews at BAR public hearing.

March 16, 2021: Waterfront Commission.

September 9, 2021: Planning Commission (projected).

September 18, 2021: City Council (projected).

Project Data

Applicant	Eleventh Street Development
Site Address	101 Duke Street
Lot Area	.23 acres (10,223 square feet)
Current Zone	W-1
Proposed Zone	W-1
Proposed Use	Residential Townhouses (6)
Small Area Plan	Old Town SAP/Waterfront Plan

Requested Special Use Permits & Modifications

- Development Special Use Permit (DSUP) for six townhouses with attached two-car parking garages and site plan.
- Modifications to side yard setback requirements for lots 3, 4 and 6; lot width requirements for lots 1 and 6; crown coverage; and, vision clearance.
- SUP for development up to 2.0 FAR in the W-1 zone.

For more information about this application or to tell us what you think:



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